

property is under contract or not.

3. Meals may be served to registered day use or overnight guests, only. There are no limitations on the number of meals or the times at which they are served.

H. Health Resort and Retreat Center.

1. Health resorts and retreat centers shall be considered an expanded home occupation in those zones allowing residential uses and a compatible use in Commercial and Special Purpose zones.

2. Meals may be served to registered day use or overnight guests, only. There are no limitations on the number of meals or the times at which they are served.

17.40.180 Mixed Use Development

* Optional Analysis for Mixed Use Development in Commercial and Multi-unit Residential zones may result in amendments to this Section upon approval of General Plan Amendments and approval of Standards (Master Plans) as exemplified in Legistar Item 11-0356 7F.246-251/410.

A. Purpose and Intent. The purpose of this Section is to allow mixed use development, as defined in Article 8, that provides housing and employment opportunities in proximity to each other in order to more fully and efficiently utilize available land in Community Regions and Rural Centers. The intent of this Section is to encourage the development of affordable housing and pedestrian-oriented communities, maintain access to commercial businesses, enhance the core areas of existing community and rural centers while protecting historical and cultural amenities, and provide incentives for such development.

B. Applicability. Residential development may occur with the commercial development allowed in Chapter 17.22 (Commercial Zones) under the permitted use matrices for the zones, except where the commercial zone is combined with the Platted Lands (-PL) Combining Zone.

*Optional Analysis to allow for Mixed Use in Chapter 17.24 (Multi-Unit Residential). Commercial development permitted in the CPO, Commercial, Professional Office and CL, Commercial Limited Zones, as provided in Table 17.22.020, may be allowed with the residential development in the RM, Multi-unit Residential zone.

C. General Requirements. The following requirements shall apply to all mixed use development projects:

1. Commercial and residential uses shall be complementary and mutually supportive of each other and shall be integrated into the community or neighborhood where the development is located.

2. The residential component shall be allowed on separate lots within the

development.

3. The residential component may include a full range of single-unit and/or multi-unit residential design concepts.
4. On commercially zoned land, the residential component shall be constructed concurrently with or following construction of the commercial component of the project site. Construction of the first phase of commercial development shall receive final occupancy prior to the first phase of residential development. Optional analysis pending General Plan Amendment to eliminate concurrency requirement. The following language would be added if General Plan is not amended. "On RM zoned land, timing provisions shall not apply."
5. Mixed use development projects may be phased.

D. Development Standards.

1. At least 30 percent of the gross floor area of the mixed use development project shall be devoted to commercial uses. "Gross floor area" as used within this Section does not include inner courtyards and exterior stairwells or balconies.
2. The maximum density for the residential use component shall be 16 dwelling units per acre in Community Regions and four dwelling units per acre in Rural Centers or developments without a public sewer connection.
3. Minimum residential dwelling unit area shall comply with the building code.
4. The gross floor area of commercial use in a mixed use development on RM zoned land shall not exceed 15 percent of the gross floor area of the project.
5. Minimum front yard setbacks may be to property lines that adjoin the back of sidewalks or other publicly accessible area.
6. Parking shall be subject to the requirements in Chapter 17.35 (Parking and Loading) and Section 17.33.050.A (Landscape Buffers).
7. On site pedestrian walkways or sidewalks connecting the residential and commercial components, as well as connecting to adjoining commercial, residential, and civic uses, shall be provided for pedestrian safety.

- E. Findings.** To assure the proposed development meets the intent of this Section for mixed use development and in addition to the findings in Section 17.52.040.E (Development Plan Permit: Findings), the following findings shall be made prior to approving a mixed use project.

1. The development contains complementary and connected uses that are mutually supportive of each use, provides a significant functional interrelationship, and are integrated into the community or neighborhood it is located.
2. The development creates an appropriate internal and external human scale, and provides for pedestrian comfort and amenities.
3. The development is an integrated project as to land use, building design, and site layout, with a coherent physical design.

17.40.190 Mobile/Manufactured Homes

A. Purpose. The purpose of this Section is to allow the placement of mobile or manufactured homes as temporary and permanent housing or for use as temporary office space during construction in order to provide affordable housing options, offer relief in hardship circumstances, assist in protecting public and private property, and expedite approved development within the County, while providing regulations to protect the public health, safety, and welfare.

B. Applicability. A mobile or manufactured home (hereinafter referred to as “mobile home”) or a recreational vehicle (RV) may be permitted for temporary or permanent use in compliance with the provisions of Chapter 15.64 of the County Code (Mobilehome Regulations), the development standards of the zone, and the provisions of this Section.

C. Permit Requirements.

1. Residential Dwellings. In all zones which permit detached, single-unit residential dwellings by right, the permanent placement of mobile homes as primary and/or secondary dwellings shall be allowed by right.

2. Temporary While Constructing. One mobile home or recreational vehicle may be placed on a lot for the purpose of habitation during the construction of a permitted primary dwelling or during major repair of a damaged dwelling that is uninhabitable. A temporary occupancy permit shall be obtained from Building Services for the mobile home or recreational vehicle, and an active building permit must remain in effect for the primary dwelling. However, if an uninhabited secondary dwelling exists on site, the use of a mobile home or recreational vehicle during major repair of the primary dwelling shall not be allowed.

3. Hardship Purposes. In addition to the primary dwelling, one temporary mobile home may be allowed on a lot measuring one acre or larger, in compliance with permit requirements under Section 17.52.060 (Temporary Mobile Home Permit), for the following uses: